

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**

*Date Received:* \_\_\_\_\_  
*Date Accepted:* \_\_\_\_\_  
*Planning District:* \_\_\_\_\_  
*Special Area:* \_\_\_\_\_

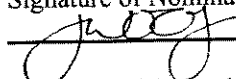
**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Josh Wooldridge Daytime Phone: (301) 255-6015

Address: 6110 Executive Blvd. Suite 315

Nominator E-mail Address: jwooldridge@tcresidential.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

 \_\_\_\_\_

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

\_\_\_\_\_

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

\_\_\_\_\_

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 849196sq. ft. 19.50acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

*All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).*

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

## SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: *See Text From Comp Plan Attached*  
Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).

Current Plan Map Designation: 16 to 20 DU 1 acre

Proposed Comprehensive Plan Designation: RESIDENTIAL

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
	40-50 du/a @
	950 sf
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

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## SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

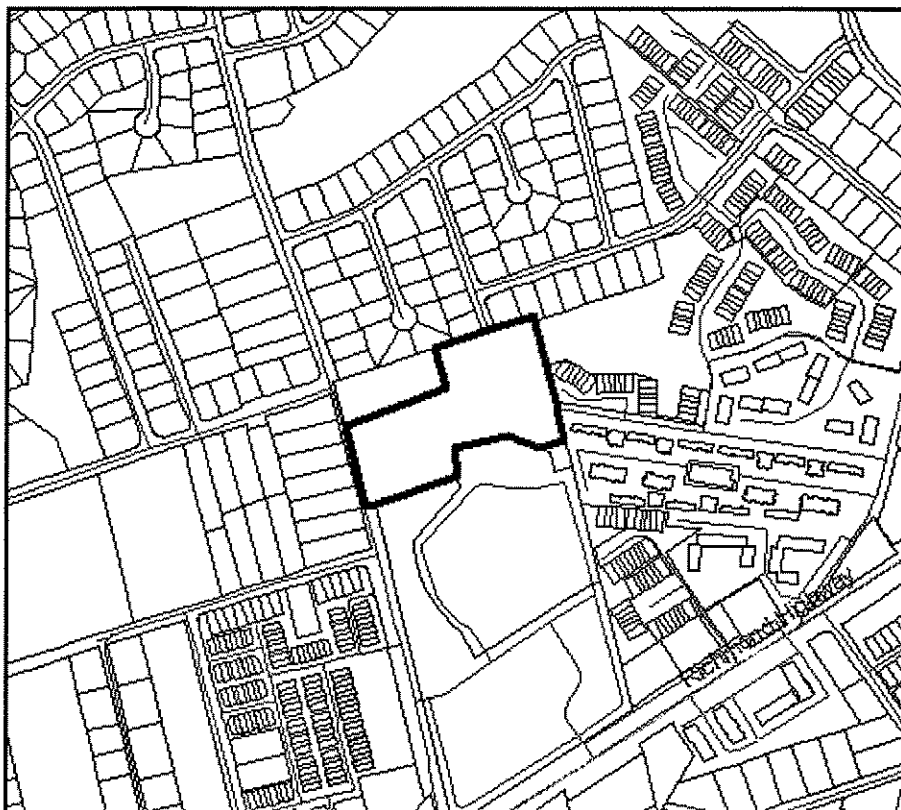
**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
1013-01-0008	Albert Rubin C/o John Karlson	8496 Madge Lane	PO Box 232 Vienna, VA 22183	12.39	7005 1160 0001 9241 9484
1013-01-0007	Elaine M. Gillikin C/o Ronald M. Rubin	Colony	12025 Club Commons Drive Glen Allen, VA 23060	7.11	7005 1160 0001 9241 9507

1013 01 0007

N/A

GILLIKIN ELAINE M ET AL



Aerial Imagery © 2002 Commonwealth of Virginia

Fairfax © 2003

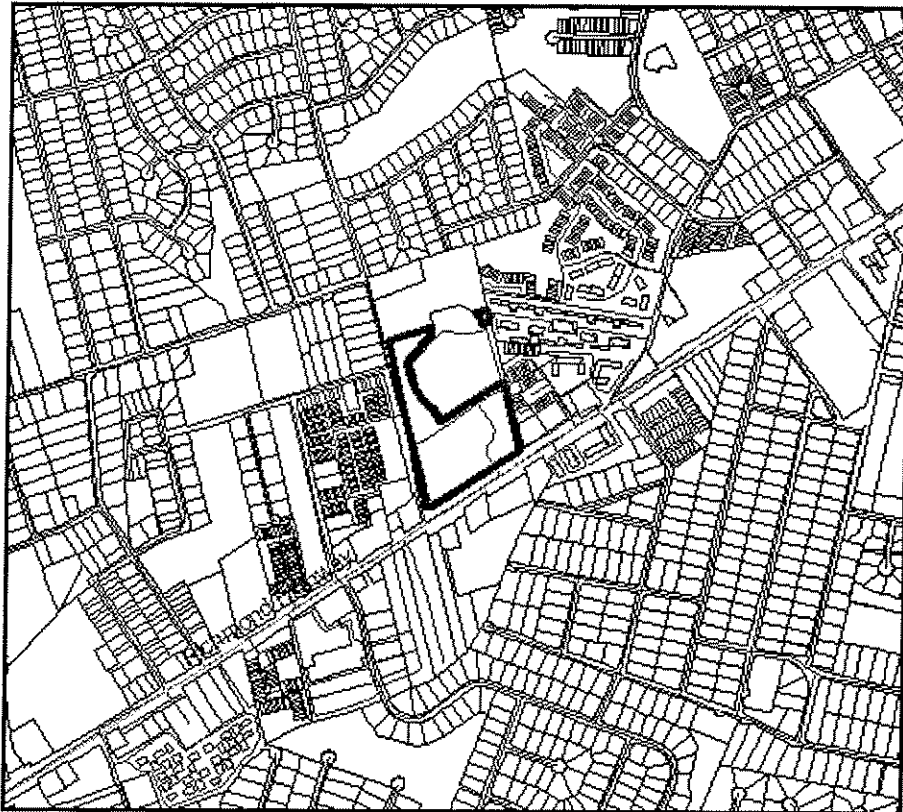
Source: Fairfax County Department  
of Tax Administration, Real Estate Division.

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1013 01 0008  
8496 MADGE LA

RUBIN ALBERT L ET AL



Aerial Imagery © 2002 Commonwealth of Virginia  
Fairfax © 2003

Source: Fairfax County Department  
of Tax Administration, Real Estate Division.

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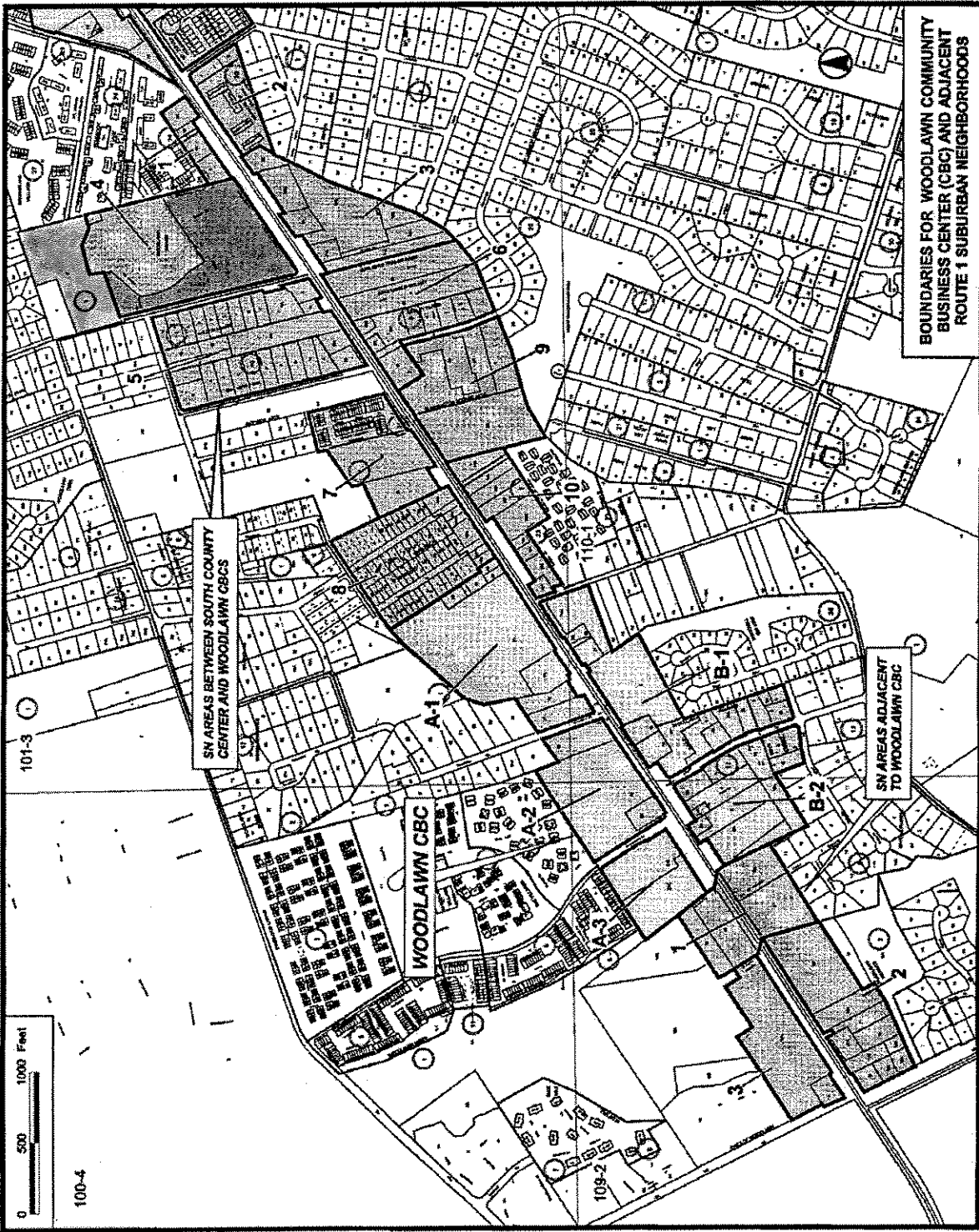


FIGURE 11

**SUBURBAN NEIGHBORHOOD AREAS  
BETWEEN SOUTH COUNTY CENTER CBC AND WOODLAWN CBC**  
(Refer to Figure 11 for recommendations 1-10)

1. This area is located on the west side of Richmond Highway between the southern end of Buckman Road and Blankenship Street and is planned for retail and/or office use up to .35 FAR.
2. Potomac Square and Tax Map parcels 101-3((3))1 and 2 are planned for townhouse-style office and/or retail use up to .35 FAR with building heights up to 40 feet.
3. The area located on the east side of Richmond Highway south of Potomac Square Center to Parcel 101-3((1))31C north of the Engleside Trailer Park is planned for residential use at 5-8 dwelling units per acre. Residential uses should be designed to provide for a transition to the adjacent single-family residential neighborhood by providing the required buffering and screening to adjacent neighborhoods. No access should be provided to any proposed development from existing streets in the Mount Zephyr community. See recommendation #6 for additional recommendations.
4. The area bounded by parcel 101-3((1))7, Blankenship Street, Richmond Highway and Frye Road is planned for residential use at 16-20 du/ac. As an option, the area is planned for mixed use up to 0.50 FAR with consolidation of parcels 101-3((1))8 and 101-3((1))5. The mixed use should consist of predominantly residential use with retail and/or office uses oriented to Richmond Highway.
5. The area located on the west side of Richmond Highway between Frye Road and SkyView Drive is planned for community-serving retail use up to .35 FAR and residential use at 2-3 dwelling units per acre, as shown on the Comprehensive Plan map. As an option, residential use at 14-16 dwelling units per acre may be considered if some of the commercially zoned parcels along Richmond Highway are included in the consolidation, subject to the following conditions:
  - Substantial parcel consolidation should be achieved including at least 75 percent of the residentially zoned area. Development at the option level should be considered only if it is in conformance with the guidelines for neighborhood redevelopment contained in Appendix 8 of the Land Use section of the Policy Plan;
  - Residual parcels not included in the initial rezoning under this option may be appropriate for residential use up to 8 dwelling units per acre provided that units are fully integrated and compatible with development, either approved or constructed, under the initial rezoning in terms of unit type, design and architecture;
  - Single-family detached units should be located at the northern end of the area across from the single family detached community along Manor Drive;
  - Effective buffering and screening should be provided by the residential development to screen it from non-residential uses and Richmond Highway. The screening should consist of barriers comprised of brick, masonry, and/or wood;
  - Access should be provided from both Sky View Drive and Frye Road, and these two roadways should be interconnected with the internal street system for the residential development. There should be no access to Richmond Highway.

## **SECTION 6: JUSTIFICATION**

“The proposal would better achieve the plan objectives than what is currently in the adopted plan.”

The parcel(s) is/are currently extremely underutilized and the market would support redevelopment of the property.



**Hada, JayJeev**

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**From:** Hada, JayJeev  
**Sent:** Friday, October 21, 2005 3:11 PM  
**To:** 'jwooldridge@tcresidential.com'  
**Subject:** APR Nomination Clarification Request

Dear Mr. Wooldridge,

My name is Jayjeev Hada and I am the coordinator for the Lee District APR nominations. First of all, I would like to clarify that among your submitted nominations, five are in Lee Magesterial District and not in the Mt. Vernon Magesterial District. The nominations, however, are in the Mount Vernon PLANNING DISTRICT which is shared by both the Magesterial Districts. Besides this issue there are others listed below that require clarification.

1. All except the nomination involving parcels 101-3((1))7, 8 are proposed for a mixed use for which you need to specify the intended overall site FAR.
2. Acreage for the nomination involving parcel 101-4((1))9A should be 3.64 and not 11.37 as indicated on the 1st page of the nomination form. Also, for the same nomination, the Plan Map designation is only "Retail and Other" and not 2-3 DU/AC.

Please provide the requested information by October 26th, 2005. If you have other questions, please call me at 703 324 1353

Thank You.

Jayjeev Hada  
Planner II  
PD, DPZ

**Hada, JayJeev**

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**From:** Hada, JayJeev  
**Sent:** Tuesday, November 01, 2005 11:40 AM  
**To:** 'jwooldridge@tcresidential.com'  
**Subject:** FW: APR Nomination Clarification Request

Josh,

I am am resending you the email I sent you on October 21st. To this I also wanted to add that for the nomination in the Woolawn Garden Apartments area, parcel 101-3((1))7 is planned for 8-12 du/ac whereas you have indicated the entire area as 16-20 du/ac. Only parcel 101-3((1))8 is planned 16-20 du/ac. Please include this in your clarification.

Thank You.

Jayjeev Hada  
 Planner II  
 PD, DPZ  
 703 324 1353

-----Original Message-----

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Please provide the requested information by October 26th, 2005. If you have other questions, please call me at 703 324 1353

Thank You.

Jayjeev Hada  
 Planner II  
 PD, DPZ

**Hada, JayJeev**

**Subject:** FW: One more clarification for 2005 APR Nomination

-----Original Message-----

**From:** Wooldridge, Josh [mailto:jwooldridge@tcresidential.com]

**Sent:** Tuesday, November 01, 2005 5:52 PM

**To:** Vandam, Meghan D

**Cc:** Hada, JayJeev

**Subject:** RE: One more clarification for 2005 APR Nomination

Guys:

Please find attached the clarifications for our Richmond Highway Nominations. Meghan, I simply took your spreadsheet and added a column that shows our proposed development program for each site. This should clarify your questions to the FAR's with residential and retail. Essentially, I tried to retain the existing retail, so you will notice the amount of retail remains pretty similar in our proposal but then we add the residential as well. When you all pointed out to me where I incorrectly cited the sector plan I just wrote that we defer to you guys and acknowledge the sections you mention. The planning commission reviewer recommended picking the closest sub sections. Let me know if you still need me to pull the text, you guys probably already have though or can find it quicker than I can.

The only thing I owe you Meghan is a better clarification letter that you can include with all our sites. I'm working on that now and will finish tonight. I'll email on Wednesday morning. I hope it is a little more eloquent than my one sentence saying all the parcels on Richmond Highway are underutilized.

Let me know if you need anything additional. Thanks!

**JOSH L. WOOLDRIDGE**  
Development Coordinator  
Trammell Crow Residential  
(301) 255-6015

# MEMORANDUM

	101-3((1))30B 101-3 ((1)) 31B  <u>ADDING:</u> 101-3 ((1)) 28	I WILL notify the owner of parcel 101-3 ((1)) 28 that we are nominating their site. You will not receive a copy of their notification letter until Wednesday November 1, 2005.	Site)	
Josh Wooldridge	109-2 ((1)) 24		<b>TCR PROGRAM:</b> <b>Propose: 1.0 FAR</b> Proposed Gross Size: 372,381 sf  <u>Proposed Retail SF:</u> 102,381 (27.5% Total Site)  <u>Proposed</u> <u>Residential SF:</u> 270,000 (72.5% Total Site)	372,381 sf (8.55 acres)
Josh Wooldridge	9303 ((1)) 30	<b>County:</b>  Tax map parcel 0933-01-0030, you have indicated that the Plan recommendation for this parcel is included with the Richmond Highway Corridor Area; however, this parcel is located outside of this Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.  <b>CLARIFICATION:</b>  Site is not addressed in the Richmond Highway Sector plan but instead recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.	<b>TCR PROGRAM:</b> <b>Propose: .60 FAR</b> Proposed Gross Size: 1,966,472 sf  <u>No retail proposed</u>  <u>Proposed</u> <u>Additional</u> <u>Residential SF:</u> 375 Units - 393,750 sf	3,277,454 sf (75.24 acres)
Josh Wooldridge	83-3-01-0022C 83-3-01-022D 83-3-01-0022B 83-3-09-01-005  83-3-09-01B 83-3-09-01-05A	<del>SEE ABOVE Penn Daw Shopping Center</del>		171830 sf (3.94 acres)
Josh Wooldridge	101-3 ((1)) 38	<b>County:</b>  tax map parcel 1013-01-0038, you have indicated that the Plan recommendation for this parcel is included within the Richmond Highway Corridor Area; however, this parcel is located outside of the	<b>TCR PROGRAM:</b> <b>Propose: 1.0 FAR</b> Proposed Gross Size: 238,212 sf	238,212 sf (5.47 acres)

		<p>Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning District.</p> <p><b>CLARIFICATION:</b></p> <p>We are aware that actual site recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning instead of our previous indication that the site is located within the Richmond Highway Corridor Area.</p>	<p><u>Proposed Residential SF:</u> 238,212 (220 Units)</p>	
Josh Wooldridge	101-3 ((1)) 71	<p><b>County:</b></p> <p>For the nomination involving tax map parcel 1013-01-0071 of approximately 14 acres, please clarify if your intention is to build the 40-50 du/ac density, which could result in 560 to 700 multi-family units or the 400 multi-family units, indicated on your nomination form.</p> <p><b>CLARIFICATION:</b></p> <p>We would propose 30 DU/AC for the residential which would yield 415 units. Please see FAR calculations to the right.</p>	<p><b>TCR PROGRAM:</b></p> <p><b>Propose: 1.0 FAR</b></p> <p>Proposed Gross Size: <b>603,698 sf</b></p> <p><u>Proposed Retail SF:</u> 103,698 (17% Total Site)</p> <p><u>Proposed Residential SF:</u> 500,000 (83% Total Site) 30 DU/AC: 415 Units Residential</p>	603,698 sf (13.86 acres)
Josh Wooldridge	109-2 ((1)) 21B 109-2 ((1)) 21C		<p><b>TCR PROGRAM:</b></p> <p><b>Propose: 1.0 FAR</b></p> <p>Proposed Gross Size: <b>303,439 sf</b></p> <p><u>Proposed Retail SF:</u> 53,439 (18% Total Site)</p> <p><u>Proposed Residential SF:</u> 250,000 (82% Total Site)</p>	303,439 sf (6.97 acres)
Josh Wooldridge	109-1 ((1)) 037 109-1 ((1)) 039 109-1 ((1)) 041 109-1 ((1)) 42	<p><b>County:</b></p> <p>involving the properties located in the Village of Accotink, you have indicated that the Comprehensive Plan map has a recommendation of residential use at 16-20 du/ac, retail and other, while there is not Plan text recommendation for this area.</p>	<p><b>TCR PROGRAM:</b></p> <p><b>Propose: 2.5 FAR</b></p> <p>Proposed Gross Size: <b>107,097 sf</b></p>	42,839 (.98 acres)



